

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



11 Westbourne Drive, Tunstall, Stoke-On-Trent, ST6 5LZ

Asking Price

£120,000

- Ready To Move Into!
- Two Large Bedrooms
- Kitchen With Integrated Oven And Hob
- Combi Boiler
- No Chain!
- Two Reception Rooms
- UPVC Double Glazing
- Off Road Parking

## FRESHLY DECORATED AND READY TO MOVE INTO!

A budget priced semi-detached house which is ready to move into or to let!

This house has UPVC double glazing, gas central heating from a combi boiler and off-road parking space.

The accommodation features two reception rooms and a kitchen complete with an integrated electric hob and under oven as well as a separate utility room/small conservatory and two generously proportioned bedrooms on the first floor.

See our online virtual tour and for more information please contact us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door and window. Laminate flooring. Radiator. Stairs leading to the first floor. Door into the...

### LOUNGE

14'7 x 11'5 (4.45m x 3.48m)

Laminate flooring. Radiator. UPVC double glazed bay window.

### KITCHEN

10'1 x 6'9 (3.07m x 2.06m)

Laminate flooring. Grey wall cupboards and base units with integrated electric hob and under oven. UPVC double glazed window and external door. Door into the...

### DINING ROOM

10'3 x 9'9 (3.12m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed double doors leading into the...

### CONSERVATORY

8'9 c 5'3 (2.67m c 1.60m)

Grey laminate look vinyl flooring. Single glazed windows. UPVC double glazed external door. Plumbing for washing machine.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. Storage cupboard.

### BEDROOM ONE

14'3 x 7'11 (4.34m x 2.41m)

Fitted carpet. Two UPVC double glazed windows. Radiator. Store room with gas combi boiler.

### BEDROOM TWO

11'2 x 9'4 (3.40m x 2.84m )

Fitted carpet. UPVC double glazed window. Radiator.

### BATHROOM

5'1 x 4'6 (1.55m x 1.37m)

Grey laminate look vinyl flooring. White pedestal wash basin and panelled bath with shower over. UPVC double glazed window. Double radiator.

### SEPARATE WC

Grey laminate look vinyl flooring. White low level wc. UPVC double glazed window.

### OUTSIDE


Driveway and garden at the front of the property.

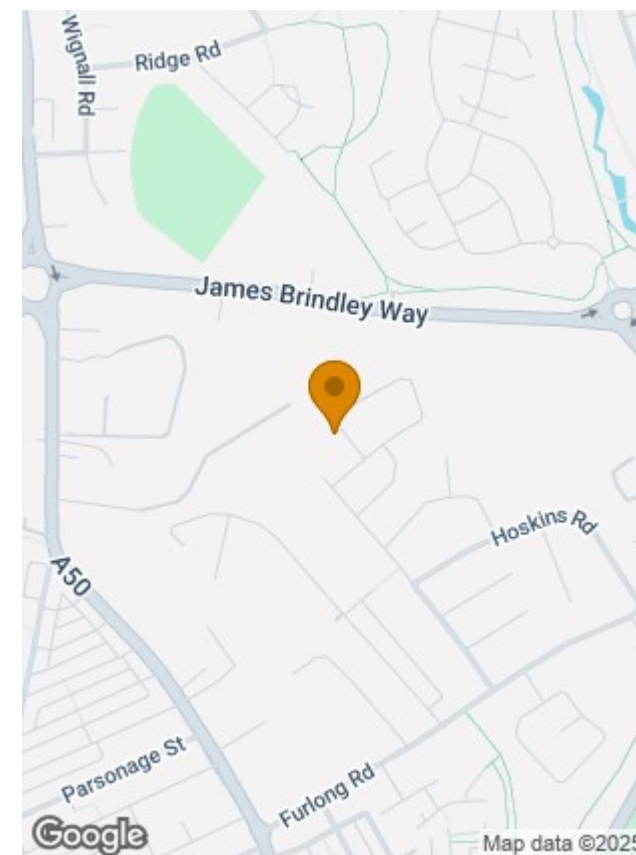
Rear garden with open space beyond.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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